

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
August 25, 2022

Case #3310: Application of Antonio Salgado of 346 East Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(K) Expanding Use; 9-112(1) Off Street Parking for a special use permit for a 2<sup>nd</sup> kitchen at 346 East Chester Street, Long Beach, NY also known as Section 59, Block 139, Lot 58 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #3312: Application of 136 E Park Ave LLC c/o Elan Shemtov of 75-35 169<sup>th</sup> Street, Flushing, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Uses Prohibited; 9-113 Off Street Parking to convert the 2<sup>nd</sup> floor into 2 apartments at 136 East Park Avenue, Long Beach, NY also known as Section 59, Block 110, L. 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3300: Application of Ed Sceppa of 4 Pennsylvania Court, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard for new side yard stairs / rear deck at 4 Pennsylvania Court, Long Beach, NY also known as Section 59, Block 271, Lot 213 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2979: Application of 250-258 East Park Enterprises Inc. & Ben Ferrante of 2700 Two Brothers Court, Oceanside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Uses Prohibited; 9-113 Off Street Parking for a Modification to Variance #2979 to expand the existing mixed use from two units above commercial to three units above commercial at 250 East Park Avenue, Long Beach, NY also known as Section 59, Block 125, Lot 22 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: August 25, 2022  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman